

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

## **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**November 20, 2001**

The Commissioners of the Chicago Housing Authority held its Regular meeting on Tuesday, November 20, 2001 at 8:30 a.m. at the Charles Hayes Family Investment Center, located at 4859 South Wabash, in Chicago.

The meeting was called to order by the Chairperson and, upon roll call, those present and absent were as follows:

|          |                       |
|----------|-----------------------|
| Present: | Sharon Gist Gilliam   |
|          | Hallie Amey           |
|          | Mamie Bone            |
|          | Leticia Peralta Davis |
|          | Earnest Gates         |
|          | Dr. Mildred Harris    |
|          | Michael Ivers         |
|          | Sandra Young          |

|         |      |
|---------|------|
| Absent: | None |
|---------|------|

Also present were Terry Peterson, Chief Executive Officer; Montel Gayles, Chief of Staff; G.A. Finch, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing Session, Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, the CHA budget is almost \$1 billion dollars, which is dramatically larger than last year's budget due to the added capital dollars that were raised in the bond market. The capital program will increase from \$395 million this year to \$632 next year. This increase will help to meet the goal of completing 4000 senior units and 2000 family units. The capital budget also includes more money for property management and a special \$25 million set-aside for extraordinary maintenance projects. Mr. Peterson stated that staffing levels are at the lowest in decades, with less than 500 employees working for the CHA. He stated that the Section 8 component of the budget, which includes relocation, has seen a \$32 million increase. This increase includes the spending for counseling, workshops, and other support services to help families transition to new homes and communities. The CHA also has an ongoing program to upgrade heating, lighting, and plumbing systems in the senior buildings with a goal of making them more energy efficient. The CHA is looking to save over \$3 million each year in energy costs.

Mr. Peterson stated that he visited a warehouse where gift baskets for more than 2800 CHA families were being assembled. While several companies were donors of items for the gift baskets, it was noted that Jewel Foods was the largest, supplying 2000 turkeys and all the trimmings. As a result of the generosity of Jewel Foods and the other donors, many CHA families would have a happy, well-fed Thanksgiving.

Commissioner Davis moved the adoption of the following walk-on Resolution:

**(Walk-On Item No. 1)**

**RESOLUTION NO. 2001-CHA-151**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 15, 2001, requesting adoption of a revised Investment Policy, and concurs with the recommendation contained therein.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

- THAT,** the Board of Commissioners repeals and rescinds any and all previously adopted Investment policies, and resolutions related to the approval of such policies;
- THAT,** the Board of Commissioners adopts the revised Chicago Housing Authority Investment Policy dated November 15, 2001, attached hereto as Exhibit A.
- THAT,** the revised Chicago Housing Authority Investment Policy, dated November 15, 2001, shall be effective immediately.

Motion to adopt said resolution was seconded by Commissioner Gates and the voting was as follows:

|       |   |
|-------|---|
| Ayes: | Sharon Gist Gilliam<br>Hallie Amey<br>Mamie Bone<br>Leticia Peralta Davis<br>Earnest Gates<br>Dr. Mildred Harris<br>Michael Ivers<br>Sandra Young |
|-------|---|

|       |      |
|-------|------|
| Nays: | None |
|-------|------|

The Chairperson thereupon declared said motion carried and said resolution adopted.

A motion was then introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam introduced approval of the minutes of the Board Meetings of September 18, 2001 and October 16, 2001. Commissioner Bone moved the approval and acceptance of the minutes; Commissioner Young seconded. The minutes were accepted as submitted.

Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Young moved the adoption of the following resolutions:

**(Executive Item 1)**

**RESOLUTION NO.2001-CHA-152**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 1, 2001 requesting that the Board of Commissioners approve the Personnel Action Reports for October 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for October 2001.

**(Executive Item No. 2)**

**RESOLUTION 2001-CHA-153**

**WHEREAS,** the Board of Commissioners has reviewed the request for authorization for the payment of past and present attorneys' fees and costs in an amount not to exceed \$110,000 to the law firm of Jenner & Block in connection with the CHA Retirement Trust.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify the payment of \$100,000.00 in attorneys' fees and costs, and authorizes the payment of an additional \$10,000.00 in attorneys' fees and costs to the law firm of Jenner & Block in connection with the CHA Retirement Trust.

**(Executive Item No. 3)**

**RESOLUTION 2001-CHA-154**

**WHEREAS,** the Board of Commissioners has reviewed the request for authorization to amend the contract amount under Contract No. 9504 with Ungaretti & Harris in connection with *Alfred Aaron, et al. v. CHA*, 99 L 11738.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9504 with Ungaretti & Harris to increase the contract in an amount not to exceed \$211,486.00 to pay for legal fees and costs regarding the *Alfred Aaron, et al. v. CHA*, 99 L 11738 litigation matter.

Motion to adopt said resolutions was seconded by Commissioner Bone and the voting was as follows:

|       |   |
|-------|---|
| Ayes: | Sharon Gist Gilliam<br>Hallie Amey<br>Mamie Bone<br>Leticia Peralta Davis<br>Earnest Gates<br>Dr. Mildred Harris<br>Michael Ivers<br>Sandra Young |
|-------|---|

|       |      |
|-------|------|
| Nays: | None |
|-------|------|

The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Gates moved the adoption of the following resolution:

**(General Item 1)**

**RESOLUTION NO. 2001-CHA-155**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 31, 2001, entitled "Authorization to Amend the Significant Actions Policy of the Chicago Housing Authority Board of Commissioners";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners of the Chicago Housing Authority hereby authorizes the Chief Executive Officer or his designee to amend the Significant Actions Policy of the CHA Board of Commissioners as attached hereto.

Motion to adopt said resolution was seconded by Commissioner Davis and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Sandra Young

Nays: None

The Chairperson thereupon declared said motion carried and said resolution adopted.

Commissioner Davis, Chairperson of the Finance and Audit Committee, presented the following report. Per Commissioner Davis, the Committee met on Wednesday, November 14 2001 at 1:00 p.m. at the 626 West Jackson Corporate Office.

Commissioner Davis then introduced an Omnibus Motion for the adoption of Items A1 through A5, recommended for approval by the Finance and Audit Committee.

**(Item A1)**

The Authority is required to submit for Board approval a balanced annual Comprehensive Budget detailing each of its funding sources (General Fund, City/State, Public Housing Drug Elimination Program [PHDEP], HOPE VI and Other Grant Programs) and the use of budgeted funds. In an effort to reach a balanced budget, revisions were made in each of the above funding sources for budget year 2001, which was necessary for the efficient and economical operation of the CHA.

**RESOLUTION 2001-CHA-156**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter, entitled APPROVAL OF THE REVISED 2001 COMPREHENSIVE BUDGET, dated November 20, 2001, it is now appropriate for the Board to adopt a Revised Comprehensive Budget for the Year 2001.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners for the Chicago Housing Authority, hereby approves the attached budget amendments, “APPROVAL OF THE REVISED 2001 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the CHA for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the of applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the CHA with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

The Authority is required to submit for Board approval a balanced annual Comprehensive Budget detailing each of its funding sources (General Fund, City/State, Public Housing Drug Elimination Program [PHDEP], HOPE VI and Other Grant Programs) and the use of budgeted funds. The 2002 Comprehensive Budget reflects expenditures that are necessary for the efficient and economical operation of the CHA, in addition to being a reasonable financial plan that indicates funding sources adequate to cover all proposed expenditures.

**RESOLUTION 2001-CHA- 157**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter, entitled APPROVAL OF THE REVISED 2002 COMPREHENSIVE BUDGET, dated November 20, 2002 and concurs with the recommendations contained therein, it is now appropriate for the Board to adopt its Revised Comprehensive Budget for the Year 2002.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners for the Chicago Housing Authority, hereby approves, “THE 2002 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the CHA for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the of applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the CHA with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A3)**

In an effort to achieve significant savings in health care benefit costs, it is recommended that authorization be given to enter into a Memorandum of Understanding to create the Public Employees Health Coalition Task Force. As a result of a contracted study, it was determined that the joint purchasing of health care benefits by seven local governmental entities would produce a savings compared to the aggregate costs of individual governmental purchasing. Further, the Coalition would be for negotiating purposes only, with each Coalition partner jointly negotiating contracts with health care providers. Each partner would sign an independent contract with the providers and would be responsible for its own billing, eligibility, record keeping and related administration.

**RESOLUTION 2001-CHA-158**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated July 13, 2001, requesting Authorization to Enter into a Memorandum of Understanding to Create the Public Employees Health Coalition Task Force.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a Memorandum of Understanding with the City of Chicago, Chicago Park District, Chicago Public Schools, Chicago Transit Authority, City Colleges of Chicago, Cook County and possibly other governmental agencies within Cook County to Create a Health Coalition Task Force subject to Board approval of any financial commitment, if required. This Memorandum of Understanding is approved for a term of three years from date of execution.

**(Item No. A4)**

In order to proceed with the energy services work contemplated for completion at the priority Senior building locations identified by Capital Construction, it is necessary to obligate additional capital funds. It was recommended that capital funds be advanced for certain energy conservation measures which are part of the increased scope of work under CHA's Energy Services Agreement with EUA Citizens Conservation Services, Inc.

**RESOLUTION 2001-CHA-159**

**WHEREAS,** the United States Department of the Treasury has promulgated final regulations that, among other things, impose certain requirements on the Chicago Housing Authority (the "CHA") in connection with the reimbursement of the CHA from the proceeds of tax-exempt debt for expenditures made for capital improvements;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** CHA is authorized, and expects, to advance Capital Funds for energy conservation equipment, services and related equipment and improvements to be reimbursed with the proceeds of tax-exempt financing.

**THAT** The Chief Executive Officer or his designee is authorized to negotiate an alternative funding structure(s) for financing the increased scope of work under the ESA, provided that the term of any financing may not exceed 12 years, and the interest rate on any tax-exempt or taxable debt shall not exceed the limits set forth in the Bond Authorization Act (30 ILCS 305) and to execute the negotiated agreements.

**THAT** CHA previously approved Resolution 2001-CHA-87 declaring its official intent to issue tax-exempt obligations (the "Official Intent Resolution").

**THAT** CHA reasonably expects that it will be reimbursed for the advances described in Paragraph 1 above with the proceeds of one or more issues of tax-exempt debt pursuant to its Official Intent Resolution. The maximum principal amount of tax-exempt obligations expected to be issued pursuant to the Official Intent Resolution will not exceed \$15,000,000. The total amount of advances authorized hereunder and under prior resolutions to be reimbursed with the proceeds of such tax-exempt obligations, does not exceed such maximum principal amount.

**THAT** No funds from sources other than the tax-exempt debt referred to in Paragraph 4 have heretofore, or are expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the advances to be reimbursed.

**THAT** This Resolution shall be operative, effective and valid upon its adoption.

**(Item No. A5)**

In keeping with an arrangement made approximately 10 years ago with the City of Chicago to purchase automotive fuel from the City for CHA operating vehicles, a recommendation was made to approve payment to the City of Chicago for the provision of automotive fuel to the CHA for the period June 1999 through December 2000.

**Resolution 2001-CHA-160**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated October 31, 2001 entitled "Approval of Payment to the City of Chicago for the Purchase of Automotive Fuel for the Period of June 1999 Through December 2000".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorize the Chief Executive Officer or his designee to pay \$276,977.11 to the City of Chicago for automotive fuel provided by the City to the CHA during the period June 1999 through December 2000 for authorized CHA vehicles.

The Omnibus Motion to adopt resolutions for Items A1 through A5 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Mamie Bone  
Leticia Peralta Davis  
Earnest Gates  
Dr. Mildred Harris  
Michael Ivers  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Gates, Chairperson of the Operations & Facilities Committee presented the following report. Per Commissioner Gates, the Committee met on Wednesday, November 14, 2001 at 2:00 p.m. at the 626 Corporate Office. The Property Management Report was postponed until the next Committee meeting.

Commissioner Gates then introduced an Omnibus Motion for the adoption of Items B1 through B12, recommended for approval by the Operations & Facilities Committee.

**(Item B1)**

It was recommended that a contract modification be approved that will provide the additional funds and time required for Globetrotters Engineering Corporation to provide additional Prime Design Consulting Services at Lowden Homes. The modification is needed to complete the capital construction, rehabilitation and maintenance activities that are currently underway in the CHA Capital Improvement Plan and will assure that adequate funds and time are available for additional architectural/engineering design and construction administration services.

**RESOLUTION NO. 2001-CHA-161**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 19, 2001 requesting approval of Contract Modification No. G-02 (increase of \$370,000.00) to Contract No. 9378 to include funding and additional time needed for Prime Design Consultant Services at the Lowden Homes Development, IL2-14, under Category 4, Non-Section 202 Family Properties, and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification No. G-02 under Contract No. 9378 in the amount of \$370,000.00 to include funds for Prime Design Consultant Services for the Lowden Homes Development under Category 4, Non-Section 202 Family Properties; and to exercise the first extension option (12 months) under this Agreement, all subject to HUD approval.

The contract price will be increased by \$370,000.00. The new total contract price, including Contract Modification G-01, will be \$2,610,000.00. The contract completion time will be extended by 365 calendar days (until August 3, 2003). Funding will come from the Comprehensive Grant Program 2000 Budget.

**(Item B2)**

It was recommended that a contract modification be approved that will provide the additional funds and time required for Guajardo & Associates to provide additional Prime Design Consulting Services at Bridgeport Homes. The modification is needed to complete the capital construction, rehabilitation and maintenance activities that are currently underway in the CHA Capital Improvement Plan and will assure that adequate funds and time are available for additional architectural/engineering design and construction administration services.

**RESOLUTION NO. 2001-CHA-162**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 19, 2001 requesting approval of Contract Modification No. G-02 (increase of \$436,200.00 to Contract No. 9384) to include funding and additional time needed for Prime Design Consultant Services at the Bridgeport Homes Development, IL2-04, under Category 4, Non-Section 202 Family Properties, and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification No. G-02 under Contract No. 9384 in the amount of \$436,200.00 to include funds for Prime Design Consultant Services for the Bridgeport Homes Development, IL2-04, under Category 4, Non-Section 202 Family Properties; and to exercise the first extension option (12 months) under this Agreement, all subject to HUD approval.

The contract price will be increased by \$436,200.00. The new total contract price, including Contract Modification G-01, will be \$1,076,200.00. The contract completion time will be extended by 365 calendar days (until August 3, 2003). Funding will come from the Comprehensive Grant Program 2000 Budget.

**(Item B3)**

As part of the Capital Improvement Program for Seniors (CIP), a contract was previously executed between the CHA and K.R. Miller Contractors, Inc. for the Comprehensive Modernization of 3030 West 21<sup>st</sup> Place, Albany Terrace Apartments. After work got underway, certain concealed deterioration and field conditions, which could not have been reasonably determined at the time of contract document preparation, were discovered. The recommended contract modification is required to complete the scope and intent of the modernization.

**RESOLUTION NO. 2001-CHA- 163**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 17, 2001 requesting approval of Contract Modification Nos. G-01, G-02, G-03, G-04, G-05, G-06, G-08, G-09, G-10, G-11, G-12, G-15, G-16, G-17, G-19, G-20, G-24, G-25 and G-26 to Contract No. 9641 to include repairs and improvements as outlined in the above referenced contract modifications and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification Nos. G-01, G-02, G-03, G-04, G-05, G-06, G-08, G-09, G-10, G-11, G-12, G-15, G-16, G-17, G-19, G-20, G-24, G-25 and G-26 under Contract No. 9641 with K.R. Miller Contractors, Inc. in an amount not-to-exceed \$1,344,824.73 to include repairs and improvements as outlined in the above referenced contract modifications at Albany Apartments, 3030 W. 21<sup>st</sup> Place. The subject Contract Modifications are subject to HUD approval.

The original contract price of \$9,422,000.00 will be increased by \$1,341,928.78. The new total contract price will be \$10,763,928.78. The time for completion of work under the contract will remain unchanged.

**(Item B4)**

As part of the Capital Improvement Program for Seniors (CIP), a previous contract was executed between the CHA and F.H. Paschen/S.N. Nielsen & Associates Contractors, Inc., for the Comprehensive Modernization of 116 West Elm Street (LaSalle/Division Apartments). After work got underway, certain concealed deterioration and field conditions, which could not have been reasonably determined at the time of contract document preparation, were discovered. The recommended contract modification is required to complete the scope and intent of the modernization.

**RESOLUTION NO. 2001-CHA-164**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 17, 2001 requesting approval of Contract Modification Nos. G-02, G-03, G-04, G-06, G-09, G-10, G-11, G-17, G-19, G-23 and G-27 to Contract No. 9643 to include repairs and improvements as outlined in the above referenced contract modifications and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification Nos. G-02, G-03, G-04, G-06, G-09, G-10, G-11, G-17, G-19, G-23 and G-27 under Contract No. 9643 with F.H. Paschen/S.N. Nielsen & Associates Contractors, Inc. in an amount not-to-exceed \$426,476.96 to include repairs and improvements as outlined in the above referenced contract modifications at LaSalle/Division Apartments, 116 W. Elm Street. These Contract Modifications are subject to the approval of HUD.

The original contract price of \$9,142,000.00 will be increased by \$426,476.96. The new total contract price will be \$9,568,476.96. The time for completion of work under the contract will remain unchanged.

**(Item B5)**

As part of the Capital Improvement Program for Seniors (CIP), a previous contract was executed between the CHA and Walsh Construction Company for the Comprehensive Modernization of Judge Slater Annex, 4218 South Cottage Grove. After work got underway, certain concealed deterioration and field conditions, which could not have been reasonably determined at the time of contract document preparation, were discovered. The recommended contract modification is required to complete the scope and intent of the modernization.

**RESOLUTION NO. 2001-CHA-165**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated September 13, 2001 requesting approval of Contract Modification Nos. G-01 to Contract No. 9644 to include repairs and improvements as outlined in the above referenced contract modification and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Contract Modification No. G-01 under Contract No. 9644 with Walsh Construction Company of Illinois in an amount not-to-exceed \$1,432,394.61 to include repairs and improvements as outlined in the above referenced contract modification at Judge Slater Apartments, 740 E. 43<sup>rd</sup> Street, IL2-47, and Judge Slater Annex, 4218 . Cottage Grove, IL2-70, subject to the approval of HUD

The original contract price of \$11,319,000.00 will be increased by \$1,751,394.61. The new total contract price will be \$12,485,322.27. The time for completion of work under the contract will be extended by 20 calendar days.

**(Item B6)**

The CHA determined that the scope of work for the general renovation of 14 residential senior properties is necessary to ensure the safety and comfort of CHA's senior residents, as well as the long-term viability of each property. The 14 properties were divided into three groups and an Invitation for Bid was released to solicit contractors to perform the renovations. Funding for the 14 properties will not exceed the approved allocation for Fiscal Year 2002 and 2003, and work under the recommended contracts will be completed at various dates, however, completion of all work is expected before March 15, 2003.

**RESOLUTION NO. 2001-CHA-166**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated October 31, 2001 entitled "Authorization to Enter into Contract with K.R. Miller, F.H. Paschen, and Walsh Construction for General Renovation Fourteen (14) Senior Properties (IFB No. 01054)".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into one contract with K.R. Miller, one contract with F.H. Paschen, and one contract with Walsh Construction for the general renovation of fourteen (14) CHA Senior Properties in an aggregate not-to-exceed amount of \$103,970,141 for a term with separate completion deadlines for each property as set forth in IFB No. 01054. Each individual contract will be in the not -to- exceed amount listed below; performed in accordance with IFB No. 01054 and the General and Special Conditions contained therein:

| <u>Completion:</u>              | <u>Contractor:</u> | <u>Contract Amount:</u> | <u>Final Contract</u> |
|---------------------------------|--------------------|-------------------------|-----------------------|
| Group 1                         | K.R. Miller        | \$26,446,700            | 3/15/03               |
| Group 2                         | F.H. Paschen       | \$30,490,080            | 3/15/03               |
| Group 3                         | Walsh Construction | \$47,438,361            | 3/15/03               |
| Aggregate Not-To-Exceed Amount: |                    |                         | \$103,970,141         |

**(Item B7)**

In order to allow the CHA to continue to purchase natural gas supplies from non-utility sources and thereby reduce the CHA's overall gas costs, it is recommended that approval be given to authorize the extension of the existing natural gas contract for three months, to March 31, 2002. Because of the significant cost savings the CHA has realized through participation in the Wellhead program since the inception of the original contract, it is critical that the CHA be able to continue to reduce its energy costs through gas purchases made under the Wellhead program.

**RESOLUTION 2001-CHA-167**

**WHEREAS,** the Board of Commissioners has reviewed the Board Memorandum dated October 18, 2001 entitled, “Authorization To Extend Natural Gas Purchase Contract #9311 For Three (3) Months, From January 2002 through March 2002, With A \$5,700,000.00 Increase In The Not To Exceed Contract Amount,”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the Natural Gas Purchase Contract #9311 for three (3) months, from January 2002 through March 2002, with a \$5,700,000.00 increase in the not to exceed contract amount, subject to HUD approval.

**(Item B8)**

The Illinois Department of Commerce and Community Affairs requested the CHA accept responsibility for administrative oversight of a grant targeted for site improvements at Altgeld Gardens/Murray Homes. The originally funded community organization ceased operations, and CHA has been requested to assume administrative responsibility to implement the proposed site improvement project, which was specifically awarded for the removal of 104 parking lamps that would be replaced with bulletproof parking lamps with remote sensors, in the 15 parking lots at Altgeld Gardens/Murray Homes.

**RESOLUTION NO. 2001-CHA-168**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated October 17, 2001 entitled “Authorization to Accept a Grant From, and Execute a Grant Agreement with the Illinois department of Community Affairs for Parking Lot Light Improvements within Altgeld Gardens/Murray Homes Public Housing Development”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to accept a grant award of \$102,500 from, and execute a grant agreement with the Illinois Department of Commerce and Community Affairs for parking lot light improvements within the Altgeld Gardens/Murray Homes Public Housing Development.

**(Item B9)**

Ratification of a contract award for elevator replacement at 2030 South State and 30 West Cermak Road is requested to ensure the critical well being of the residents residing at these two buildings. The replacement of two elevators, one at each address, will resolve the urgency of the situation in each building and provide access to dependable elevators to the residents of the buildings.

**RESOLUTION 2001-CHA-169**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated October 19, 2001, requesting ratification of a Contract Award to the City Elevator Company in the amount of \$502,010 for the replacement of two (2) elevators at Hilliard Homes (2030 S. State Street and 30 W. Cermak Road)

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify the contract with the City Elevator Company in the amount of \$502,010 for the replacement of two (2) elevators at Hilliard Homes, one of which is located in the Family Building at 2030 S. State and the other in the Senior Building at 30 W. Cermak and authorizes the Chief Executive Officer or his designee to disburse these funds from the \$33 million that has been approved for the redevelopment of Hilliard pursuant to Board Resolution No. 2000-CHA 149, and authorizes and ratifies advances from such \$33 million to restore operations.

**(Item B10)**

Amendment of a previously approved Resolution involving the CHA development process for the predevelopment services at the approximately 28 acre site at Henry Horner is requested because of revisions to the planning budget which included additional tasks that have increased the initial planning budget. The development process is phased and is to be contracted in phases. The additional tasks have resulted in the utilization of the full budgeted amount discussed in the previous Board Resolution, which increases CHA's contribution by \$40,000 for the predevelopment services of Henry Horner Phase II.

**RESOLUTION 2001-CHA-170**

**WHEREAS**, the Board of Commissioners reviewed the Board Letter dated November 20, 2001, requesting authorization to Amend Resolution 2001-CHA-109 passed by the Board of Commissioners on August 21, 2001 for Predevelopment Services to increase the not to exceed \$450,000 and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorize the Chief Executive Officer or his designee to Amend Predevelopment Services with Brinshore-Michaels Development Team in an amount not to exceed \$450,000 covering initial predevelopment planning and predevelopment activities and community supportive service planning, subject to HUD approval.

**THAT**, Resolution 2001-CHA-109 passed by the Board on August 21, 2001, is hereby amended to the extent it is inconsistent with this Resolution.

**(Item B11)**

The CHA previously awarded a contract to provide and install steel security doors and window screens that are more resistant to forced entry than the brick and board method of securing property that the CHA had employed in the past. Absent a new procurement, the CHA must still be able to secure vacant properties from trespass and inclement weather in order to prevent further damage to the properties and to prevent the creation of dangerous and hazardous conditions to the residents. An increase to the not-to-exceed amount of the original contract is recommended to secure vacant buildings that are scheduled for demolition, against trespass and damage from the elements.

**RESOLUTION 2001-CHA-171**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated November 16, 2001 entitled "APPROVAL FOR A \$300,000.00 INCREASE TO THE NOT-TO-EXCEED AMOUNT OF CONTRACT #9351 WITH VACANT PROPERTY SECURITY, INC. (VPS) TO SECURE VACANT BUILDINGS THAT ARE SCHEDULED FOR DEMOLITION, AGAINST TRESPASS AND DAMAGE

FROM THE ELEMENTS.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the not-to-exceed contract amount of contract #9351 with Vacant Property Security, Inc. (VPS) by \$300,000.00 to secure vacant buildings that are scheduled for demolition, against trespass and damage from the elements, subject to HUD approval.

**(Item B12)**

Amendment of the Procurement Policy is recommended because specific requirements in the CHA Procurement Policy relating to selection by formal or informal solicitation do not apply. Because these privately funded procurements are not subject to HUD requirements, the procurement standards of the grant application or agreement between the private foundation and the CHA shall govern exclusively.

**RESOLUTION 2001- CHA-172**

**WHEREAS,** the Board of Commissioners have reviewed Board Letter dated October 28, 2001 requesting Approval of the amended CHA Procurement Policy;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the amended CHA Procurement Policy attached hereto and authorizes its application to all CHA procurement transactions.

The Omnibus Motion to adopt said resolutions was seconded by Commissioner Harris and the voting was as follows:

|                 |       |   |
|-----------------|-------|---|
|                 | Ayes: | Sharon Gist Gilliam<br>Hallie Amey<br>Mamie Bone ( <b>Recused from voting on Item B10</b> ) |
| <b>only)</b>    |       | Leticia Peralta Davis ( <b>Recused from voting on Item</b>                                  |
| <b>B1 only)</b> |       | Earnest Gates<br>Dr. Mildred Harris<br>Michael Ivers<br>Sandra Young                        |

Nays: None

Commissioner Davis recused from voting on Item B1; Commissioner Bone recused from voting on Item B10.

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, presented the following report. Per Commissioner Young, the Committee held its regularly scheduled meeting on Wednesday, November 14, 2001 at 3:00 p.m. at the 626 Corporate Office.

Commissioner Young then introduced an Omnibus Motion for the adoption of Items C1 through C4, recommended for approval by the Tenant Services Committee.

**(Item C1)**

As part of the CHA Plan for Transformation, residents attend Housing Choice Survey Clinics where they learn of the temporary and permanent housing options available to them, as well as completing the Housing Choice Survey form which indicates their choice. It was decided that an outside organization could conduct the Housing Choice Survey Clinics more effectively and the CHA identified Right Moves as the firm to do so because of past experience. The Housing Choice Survey Clinics is funded by a grant from the MacArthur Foundation, and it is in the best interest of the CHA to enter into a contract with Right Moves to conduct the clinics.

**RESOLUTION NO. 2001-CHA-173**

**WHEREAS,** the Board of Commissioners has reviewed Board letter dated October 17, 2001 entitled "Authorization to enter into a contract with Right Moves for Housing Choice Survey Clinics"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Right Moves for Housing Choice Survey Clinics for an amount not to exceed \$223,225 for a term beginning October 1, 2001 and ending December 31, 2001

**(Item C2)**

The CHA was awarded \$5 million dollars from the U.S. Department of Labor for their response to a competitive grant program. The grant would extend the sub-grant contracts to the Chicago Works Project partners in the implementation of programs to move welfare recipients into unsubsidized employment providing a good career track and to assist residents in achieving self-sufficiency. The requested extension will not change any of the original terms or conditions, and there is no additional cost.

**RESOLUTION NO. 2001-CHA-174**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Memorandum dated October 30, 2001 entitled "Authorization to extend sub-grant contracts to the *Chicago Works Project* partners under the U.S. Department of Labor Welfare to Work Competitive Grant."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes an extension of the sub-grant contracts with the *Chicago Works Project* partners; the Mayor's Office of Workforce Development ("MOWD"), Chicago Public Schools ("CPS"), Mayor's Office for People with Disabilities ("MOPD"), and Haymarket House, under the U.S. Department of Labor Welfare to Work Competitive Grant to December 31, 2002, with all other terms and conditions remaining the same, and at no additional cost, subject to approval from the U.S. Department of Labor ("DOL").

**(Item C3)**

The CHA submitted a grant application to the U.S. Department of Commerce/National Telecommunication Information Administration. The application addressed some of the challenges related to public access to information, interagency communication and coordination, and data sharing and exchange experienced by residents and service providers involved in the relocation process. An inter-related, multimedia, web-based information and referral, data exchange system will be created with the funds from this grant, along with required dollar for dollar matching funds that will come from the MacArthur Foundation's Tenant Relocation Tracking System grant that was previously awarded. The information exchange system will be used to assist residents in making informed housing choices and plans. Acceptance of the grant will support several planned components that will augment and enhance the CHA's developing relocation-tracking system and will expedite data exchange between the CHA and other agencies that have an effect on, or are affected by residents involved in the relocation process.

**RESOLUTION NO. 2001-CHA-175**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated November 7, 2001 entitled "Authorization to Accept a Grant Award from, and execute a grant agreement with the U.S. Department of Commerce/National Telecommunication Information Administration and enter into sub-grant agreements."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to (1) accept an award of a grant from, and execute a grant agreement with the U.S. Department of Commerce/National Telecommunication Information Administration ("USDC/NTIA") for the Technology Opportunities Program

(“TOP”) for \$897,933; and (2) authorize the Chief Executive Officer or his designee to enter into sub-grant agreements with the partners identified in grant application for a term of 3 years in the following not-to-exceed amounts:

- (a) Chicago Public Schools - \$50,000;
- (b) Northeastern Illinois University Center for Inner City Studies - \$194,932.25;
- (c) CHAC, Inc. - \$185,625;
- (d) Metro Chicago Information Center - \$63,300; and
- (e) Roosevelt University Metropolitan Institute for Metropolitan Affairs - \$81,635.75.

**(Item C4)**

The CHA, in partnership with the City of Chicago's Department on Aging, submitted an application for funding for the Resident Opportunities and Self-Sufficiency Service Coordinator Program. The purpose of the program is to assist elderly CHA residents living in senior housing developments to ensure that these residents have access to services that improve their quality of life. The application for grant funds, which was approved, will be used to provide eligible residents in senior housing developments with various home care and assistance services that will be provided through the State of Illinois Community Care Program.

**RESOLUTION NO. 2001-CHA-176**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 5, 2001 entitled “Authorization To Accept Funding And Enter Into An Agreement With The U.S. Department Of Housing And Urban Development For The Resident Opportunities And Self-Sufficiency Service Coordinator Program and to Enter Into an Intergovernmental Agreement with the Chicago Department on Aging”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to (1) accept an award of a Grant from, and execute a Grant Agreement with the U.S. Department of Housing and Urban Development’s Resident Opportunities and Self-Sufficiency (“ROSS”) Service Coordinator Program in the amount of \$597,225 for the period of July 16, 2002 to July 16, 2003; and (2) enter into an Intergovernmental Agreement with the City of Chicago’s Department on Aging (“CDoA”) for the period of July 16, 2002 to July 16, 2003 using the FY 2001 ROSS Service Connector Program Grant award.

**(Item C5)**

**THIS ITEM WAS PULLED.**

The Omnibus Motion to adopt said resolutions was seconded by Commissioner Ivers and the voting was as follows:

|       |   |
|-------|---|
| Ayes: | Sharon Gist Gilliam<br>Hallie Amey<br>Mamie Bone<br>Leticia Peralta Davis<br>Earnest Gates<br>Dr. Mildred Harris<br>Michael Ivers<br>Sandra Young |
|-------|---|

|       |      |
|-------|------|
| Nays: | None |
|-------|------|

There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted.

There being no further business come before the Commissioners, upon motion made, seconded and carried, the meeting was adjourned.

s/b: Sharon Gist Gilliam, Chairperson

s/b: Lee Gill  
Custodian and Recorder of Records